



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: December 7, 2006 – 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Kathleen M. Keohane, Clerk  
Donald F. Naber  
Joyce O'Connor Davidson

**Absent:** Stephan M. Rodolakis, Vice-Chairman

**Also Present:** Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

**1. Approved Minutes of November 2, 2006**

The Planning Board approved the Minutes of November 2, 2006 as submitted, with making a spelling correction on Page 5, for the word, "Shipple" which should be "Whipple" for the law firm Fletcher, Tilton & Whipple PC.

**2. Signed bills.**

**3. Meetings and Hearings**

**7:00 P.M. Board Member Comments**

**7:05 P.M. Gulf View Estates, Definitive Subdivision  
Public Hearing, Continued from December 8, 2005  
Location: Gulf Street & Browning Road  
Decision Deadline: January 16, 2007**

Mr. Gordon read the letter dated December 5, 2006 asking for a continuance. The Board voted to authorize the continuance.

Mr. Gordon continued the hearing to January 4, 2007.

**7:10 P.M.            Shrewsbury Crossing – Stop & Shop Plaza**  
**Starbucks Coffee with Drive Through, Site Plan Approval**  
**Public Hearing**  
**Location: 539-551 Boston Turnpike (Route 9)**  
**Decision Deadline: 65 days from close of hearing**

Mr. Gordon read the letter dated November 30, 2006 asking for a continuance to the January meeting. The Board voted to allow the continuance to January 4, 2007.

Mr. Gordon continued the hearing to January 4, 2007, at 7:05 P.M.

**7:15 P.M.            Russell Industrial Park, Definitive Subdivision**  
**Public Hearing, Continued from June 8, 2006**  
**Location: 455 Hartford Pike (Route 20)**  
**Decision Deadline: April 15, 2007**

Mr. Gordon read a letter dated November 29, 2006, asking for a continuance to February, 2007; and also granting an extension for Decision deadline to April 15, 2007. The Board voted to approve request.

Mr. Gordon continued the hearing to February 1, 2007, at 7:05 P.M.

#### **4. New Business**

##### **a. Holt Street, Federal Estates, Discuss Subdivision Bond**

The Board held discussion to "call" the bond to finish the subdivision punch list.

Mr. Naber asked how much work was left and if the bond would cover it.

Mr. Denoncourt explained the work may be less, but there is also a plowing charge from last winter.

Mr. Naber asked if Mr. Graham had been notified that this would happen if the work wasn't done; and Mr. Denoncourt said, "yes."

The Board voted to authorize Mr. Gordon to sign the letter informing Mr. Graham of the decision to "call" the Bond.

##### **b. Cosmopolitan Estates, Discuss and Sign Bond Reduction**

Mr. Gordon noted changes to be made to the draft letter authorizing the bond reduction. The Board voted to sign the letter approving the bond reduction and also that this letter will be corrected for new signatures.

**4. New Business (Cont'd)**

**c. Discuss Mullin Rule, Chapter 79 of the Acts of 2006**

Mr. Gordon read a draft letter addressed to Town Manager, from the Board, regarding support for Mullin Rule, which provides the opportunity for a Planning Board member to vote after missing a meeting. The Board voted to authorize Mr. Gordon to sign this letter as written.

**5. Old Business**

**a. Shrewsbury Crossing Retail Expansion, Discuss & Sign Decision**

The Board voted to sign the Decision as written for Shrewsbury Crossing Retail Expansion.

**b. White City Shopping Center, Bond Release**

Mr. Gordon commented that landscaping is not done at White City East, as well as some other work. Mr. Naber expressed concern that we are all on the same page for what needs to be done. The Board approved the letter as written to not release bond.

**c. Approve Meeting Schedule for CY2007**

Mr. Naber just mentioned a potential conflict for him with the July 12, 2007 meeting date. The Board agreed they will discuss this date at the March 2007 meeting. The Board voted to approve the meeting dates for CY 2007 as listed.

**6. Correspondence**

**7. Miscellaneous**

- a.** Mr. Gordon mentioned that the Inclusionary Housing By-law is now official.

The meeting adjourned at 7:30 P.M.

Respectfully Submitted,

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*Annette W. Rebovich*